



# *City of Granite City*

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 FAX:(618)452-6246

## **MINUTES GRAPHIC REVIEW BOARD January 6, 2011**

The Graphic Review Board met on Thursday, January 6, 2011. Acting Chairperson Sharon Ryan called the meeting to Order at 6:00 PM and began with the Pledge of Allegiance.

Members present: Sharon Ryan, Sam Akeman, John Janek, Dennis Wilmsmeyer and newly appointed member, Martha Burich. Also present were: Laura Andrews (Assistant City Attorney) and Steve Willaredt (Planning & Zoning Administrator).  
Excused Absence: Sandy Crites.

### **COMMENTS & SWEAR IN**

Acting Chair Sharon Ryan swore in those present and explained they are a recommending body to the City Council and the Council will make the final determination of the Petitioner's request at their meeting scheduled for Tuesday, January 18, 2011.

A motion to approve the Minutes of the previous meeting and this evening's Agenda was made by John Janek and seconded by Sam Akeman. Voice vote. All ayes. Motion carried.

**PETITIONER:** Gerin Enterprises/Jerry Myatt

The Zoning Administrator distributed 5 color photos of Mr. Myatt's used car lot depicting present signage (Attachment A, available upon receipt).

Mr. Gerald Myatt introduced himself and stated his address is 31 Oaklawn Drive, Granite City, Illinois. His request is to replace an existing sign for his business located at 2310 Nameoki Road. The Acting Chair asked if the sign he is proposing will replace an existing sign. Mr. Myatt replied he is replacing the one on the corner of Nameoki and East 23<sup>rd</sup> Street; the pole sign, with the telephone number on it. He stated the sign will be similar, only bigger.

The Petitioner then introduced his spokesperson and representative, Ms. Kim Hess, owner of City Signs and Designs. Ms. Hess explained the present sign is approximately 6 ft. tall and 10 ft. wide and is centered on a pole. The replacement sign is 12 ft. tall and 8 ft. wide and is similar to the Sherwin Williams sign on Madison Avenue.

M. Hess, a former Alderwoman for the City of Granite City, is aware the proposed sign exceeded the maximum square footage and is knowledgeable of Granite City's attempt to eliminate the use of Pole Mount signs. She recommended Mr. Myatt appeal to the Graphic Review Board for a variance.

Ms. Hess stated the new sign is not a center mounted design, rather, the steel post/pole will be to the side of the sign. The proposed sign will be totally on his property and will not be hanging over the easement on Nameoki Road. Mr. Myatt's car lot is unique in that it is somewhat land-locked which hinders the use of a Monument Style sign. She discussed his lack of "green space", driver visibility/safety issues and the potential for mischief and vandalism to a monument style sign. Mr. Myatt stated the present sign is about 50 years old and doesn't know how much longer it will last.

Discussion followed. Mr. Akeman asked if the new sign was an electric banner sign and was told, no, it is not. Ms. Burich questioned the size and was told the new sign is an addition of 36 sq. ft. (approximately 2 ft. each way) and the sign will read the same advertisement on both sides.

Mr. Willaredt questioned the total height of the sign from the ground to the top and was told by Ms. Hess they are going to cut about 10 ft. of the 25 ft. steel post, the overall total will be 20 ft. (12 ft. vertical by 8 ft. across). He then asked how the sign is going to read and was told the sign has four bases that slide into one welded cabinet. The top portion will display the JM Motors logo with general information and website. The lower 3 ft. panel will have the telephone number.

Dennis Wilmsmeyer questioned the number of signs on the lot and was told three. He then asked the Petitioner if he would be willing to take down the one in the middle and Mr. Myatt agreed he would take it down if he had to.

Steve Willaredt read the City of Granite City's Sign Ordinance #4849, Section 5-8, regarding Pole Signs. The Assistant City Attorney advised, allowing the pole mount sign goes against the Ordinance; that is why the Petitioner has requested a variance.

John Janek stated the proposed sign will improve the area and will not hurt anybody or anything. Dennis Wilmsmeyer requested the middle sign be taken down if his proposal for new sign is granted.

MOTION by John Janek and seconded by Dennis Wilmsmeyer to allow for the variance and permit the 12 ft. tall by 8 ft. wide pole mount sign at the corner of East 23<sup>rd</sup> Street and Nameoki Road. The existing sign located in the middle of the car lot is to be taken down and removed. Roll call vote: 4 yes, 1 no.

**NEW BUSINESS**

None voiced.

**UNFINISHED BUSINESS**

None voiced.

**MOTION to Adjourn made by Dennis Wilmsmeyer and seconded by Sam Akeman.  
Motion carried by unanimous consent.**

Respectfully submitted,

*Barbara Hankins*

Secretary,

Graphic Review Board

## GRAPHIC REVIEW BOARD ADVISORY REPORT

**PETITIONER:** Gerin Enterprises / Gerald Myatt  
**LOCATION:** 2310 Nameoki Road

**REQUEST:** Replacement of existing sign at corner of Nameoki Road and East 23<sup>rd</sup> Street  
12 X 8 ft. single side pole-mount design

### FINDINGS OF FACT:

1) Proposed variance is consistent with general Purpose of the ordinance  
Section 1-1)

**Yes**

2) The strict application of the district requirements would result in great practical difficulties or hardship to the applicant, and prevent reasonable return on property:

**Yes**

3) The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship, and allow a reasonable return on the property:

**Yes**

4) The plight of the applicant is due to peculiar circumstances not of his own making:

**The car lot is land-locked and there is no "green space" available for a Monument sign design.**

5) The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (re-zoning):

**Yes**

6) The variance, if granted, will not alter the essential character of the area where the premises in question are located nor materially frustrate implementation of this Municipality's

Comprehensive Plan:

**Yes**

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**MOTION by John Janek and seconded by Dennis Wilmsmeyer to allow the variance, with stipulation the existing middle sign on the lot is to be removed.**

**PETITION for variance to allow a 12 ft by 8 ft single side pole-mount sign at the corner of Nameoki Road and East 23<sup>rd</sup> Street.**

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### ROLL CALL:

Sharon Ryan	Yes	Sam Akeman	Yes
John Janek	Yes	Dennis Wilmsmeyer	Yes
Martha Burich	NO		

**Motion Carried**

**Date of Hearing 04/02/2009**

**(Note to file: Martha Burich voted "no" because she did not believe he should be required to take down the middle sign.)**